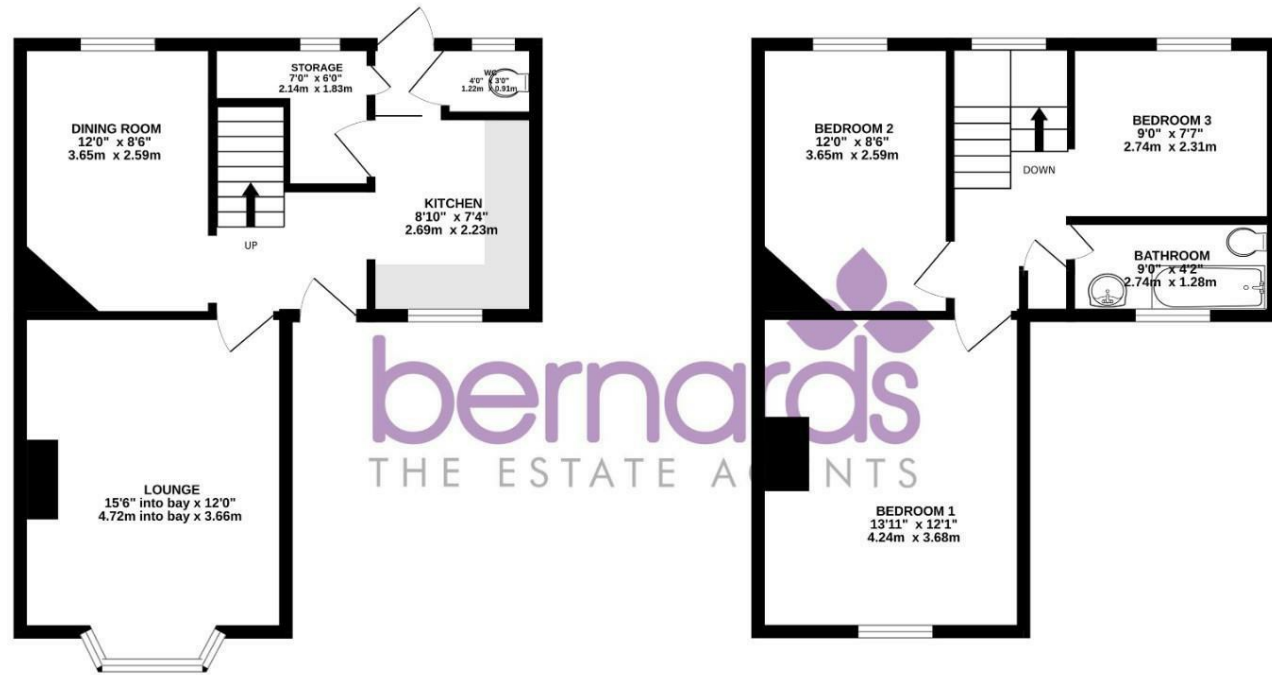


GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

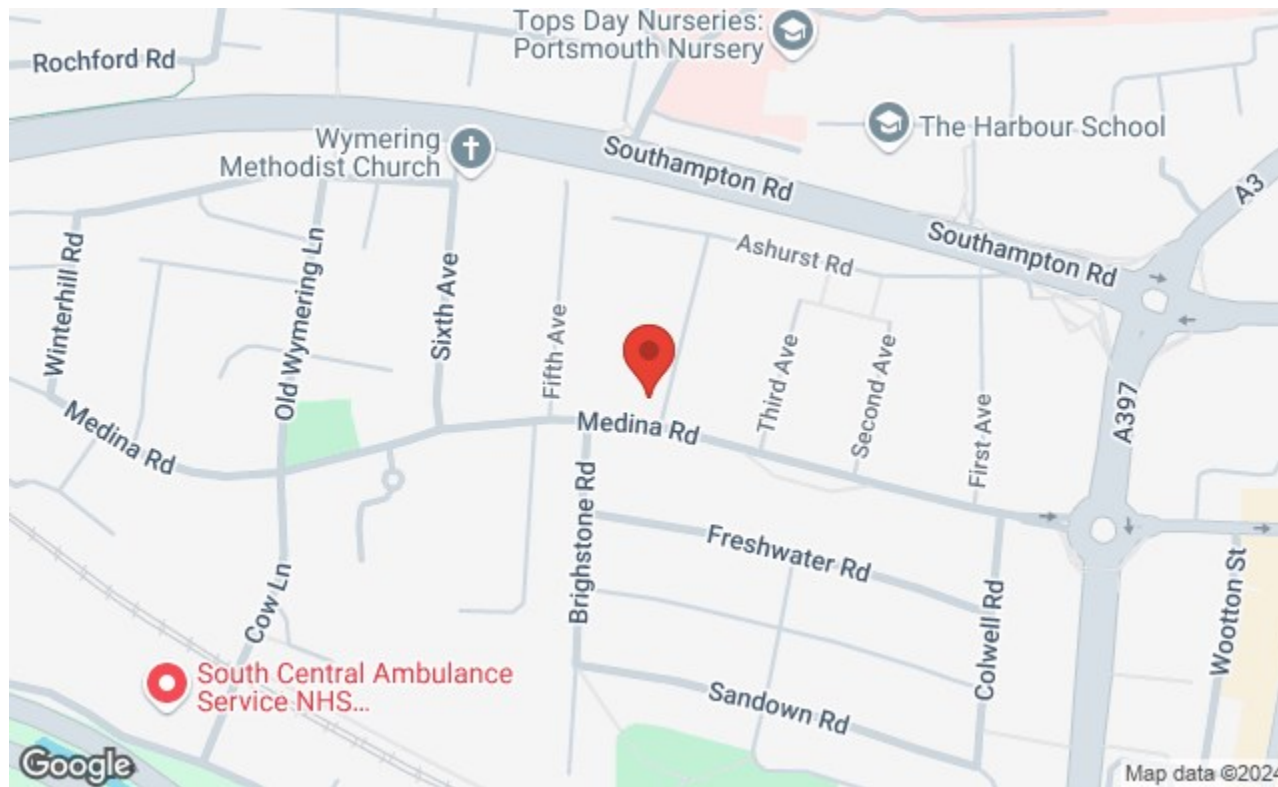
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

Offers In The Region Of
£300,000

Medina Road, Portsmouth PO6 3HG

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ SEMI-DETACHED
- ❖ THREE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ TWO RECEPTION ROOMS
- ❖ BRICK SHED IN GARDEN
- ❖ W/C
- ❖ COSHAM
- ❖ GREAT LOCATION
- ❖ PERFECT FAMILY HOME
- ❖ A MUST VIEW.

*****THREE BEDROOM SEMI-DETACHED HOME - NO FORWARD CHAIN*****

We are delighted to welcome to the sales market this three bedroom semi-detached property situated in the popular Medina road, a short walk from local shops, the Queen Alexander hospital and the Cosham train station.

On entrance to the property we are greeted by the entrance porch off which you have access in to the spacious lounge flooded with natural light from the bay window. The second reception room functions perfectly as the dining room, The kitchen has

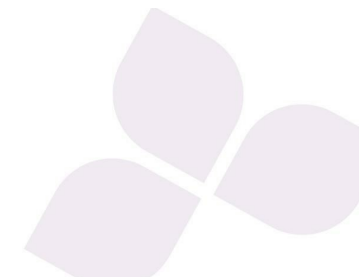
plenty of wall and base units and space for appliances. Completing the ground floor is the large storage cupboard and downstairs W/C.

Moving to the first floor we have three bedrooms two of which are doubles and a three-piece family bathroom.

The property benefits from a front, side and rear garden which are laid to lawn.

We suggest booking an viewing early to avoid disappointment!

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
15'5" x 12'0" (4.72 x 3.66)

DINING ROOM
11'11" x 8'5" (3.65 x 2.59)

KITCHEN
8'9" x 7'3" (2.69 x 2.23)

W/C
4'0" x 2'11" (1.22 x 0.91)

STORAGE
7'0" x 6'0" (2.14 x 1.83)

BEDROOM ONE
13'10" x 12'0" (4.24 x 3.68)

BEDROOM TWO
11'11" x 8'5" (3.65 x 2.59)

BEDROOM THREE
8'11" x 7'6" (2.74 x 2.31)

BATHROOM
8'11" x 4'2" (2.74 x 1.28)

CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

REMOVAL QUOTE
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

ANTI MONEY LAUNDERING
Bernard's Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed



Energy Efficiency Rating	
Current	Potential
71	84

Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales



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